

Lake Township, Missaukee County – Assessing Office

July 2017, Report to the Board

Sales Summary 2017: This year to date, the register of deeds posted 115 conveyances of ownership. 50 conveyances have prices greater than \$100;(see attached sale ratios & sales summary reports), the sales & assessment map is on the township web site). An estimate of the pending the 24 Month Sale Ratio Study is provided below. The 48.42% estimated ratio projects a residential assessment increase of approximately \$4,798,876.

24 Month Sales Study

A. Year of Assessment	B. Sales Period	C. Number of Sales	D. Total Assessed Value for Sales	E. Applicable Adjustment Modifier	F. Adjusted Assessed Value	G. Total Adjusted Prices	H. Adjusted % Ratio (col.F/col.G)
2015	4/15 - 9/15	57	3,705,100	1.0711	3,968,533	7,894,650	50.27%
2015	10/15 - 3/16	31	1,402,300	1.0711	1,502,004	3,117,700	48.18%
12 Month Total Sales		88	12 Month Total Sales		5,470,537	9,012,350	49.68%
2016	4/16 - 9/16	41	2,555,500	1.0410	2,660,276	5,422,400	49.06%
2016	10/16 - 3/17	27	1,404,900	1.0410	1,483,321	3,361,600	44.13%
12 Month Total Sales		68	12 Month Total Sales		4,143,597	8,784,000	47.17%
24 Month Total Sales		156	24 Month Total Sales		9,614,134	19,796,350	
*24 Month Mean Adjusted Ratio							48.42%

IMPORTANT: For Sales from April 2015 through March 2016, divide the 12 month total 'Adjusted Assessed Value' by the 'Total Prices for Sales' to get the 12 month 'Adjusted % Ratio'. Repeat this process for sales from April 2016 through March 2017. Finally, sum the two 'Adjusted % Ratios' and divide the result by 2 to get the 'Mean Adjusted Ratio'. The 'Mean Adjusted Ratio' in column H is carried to Form 603 (formerly Form L-4018).

Prior year residential assessment ratios and increases:

- 2017: 47.74% = \$6,621,483
- 2016: 48.10% = \$5,081,426
- 2015: 47.67% = \$6,290,044
- 2014: 48.15% = \$4,777,203.

Building Permits Issued, year 2017 summary:

- **New Permits: 28:** 4 addition/alteration, 1 cell tower, 1 storage buildings, 6 deck/porch, 5 garage, 2 house, 3 pole barn, 1 relocated house, 1 reroof, 2 sheds
- **Construction in Progress: 39:** 8 addition/alteration, 1 cell tower, 1 storage buildings, 1 deck/porch, 6 garage, 1 Manufactured house, 15 site built houses, 3 pole barns, 2 relocated home, 1 shed

Administration: July Board of Review meets on Tuesday July 18th, 9am at the Lake Township Hall. The July Board of Review will consider for approval: 1 poverty exemption, 1 veterans exemption, 1 prior year fire loss, 5 late filed principle residence exemptions, 1 omitted construction of addition with basement – no permit.

12:14 PM

County: 57- Missaukee Unit: LAKE TOWNSHIP

DB: 2018Lake

Parcel Number	Class	Neigh	Sale Date	Inst.	Assessed Value	Adj. Sale Price	Ratio
009-034-006-60	401	416	06/28/2017	PTA	54,400	75,000	72.53
009-340-049-00	401	4091	06/28/2017	PTA	31,700	79,646	39.80
009-520-005-00	401	4520	06/22/2017	PTA	159,500	345,000	46.23
009-010-018-91	V402	404	06/10/2017	WD	2,800	7,000	40.00
009-520-016-00	401	4520	06/09/2017	WD	77,200	167,000	46.23
009-160-106-00	401	4161	05/26/2017	WD	100,400	255,000	39.37
009-009-019-00	401	416	05/25/2017	WD	65,400	135,000	48.44
009-460-015-00	401	403	05/25/2017	WD	147,300	241,000	61.12
009-033-006-79	401	416	05/23/2017	WD	35,500	82,000	43.29
009-035-026-00	401	416	05/17/2017	WD	42,600	102,500	41.56
009-510-018-00	401	415	05/12/2017	WD	48,400	89,500	54.08
009-430-058-00	401	430	05/05/2017	WD	24,300	64,000	37.97
009-160-035-00	401	403	04/22/2017	WD	114,400	200,000	57.20
009-396-008-00	401	424	04/12/2017	WD	13,200	28,000	47.14
009-022-016-15	V402	416	04/12/2017	WD	4,400	8,000	55.00
009-017-002-50	V402	4091	04/04/2017	LC	22,100	56,000	39.46
009-660-027-00	401	660	04/03/2017	WD	38,100	83,000	45.90
009-012-005-95	401	416	03/30/2017	WD	51,900	138,000	37.61
009-620-071-00	401	404	03/30/2017	WD	12,500	24,000	52.08
009-620-075-00	401	404	03/30/2017	WD	55,700	125,000	44.56
009-015-013-00	401	416	03/15/2017	WD	44,300	101,000	43.86
009-002-003-37	V402	416	03/11/2017	WD	3,500	6,000	58.33
009-520-030-00	V401	4520	03/06/2017	WD	10,000	25,000	40.00
009-016-005-00	401	416	03/03/2017	WD	32,700	70,500	46.38
009-260-003-00	401	4520	02/27/2017	WD	132,000	285,000	46.32
009-016-029-00	401	416	01/27/2017	WD	19,100	55,000	34.73
009-034-002-00	401	416	01/11/2017	WD	83,300	193,000	43.16
Averages:					52,841	112,598	46.93

*** ** Statistics for this group (27 in sample) *** **

Statistical Mean= 46.755 Median= 45.232 Maximum= 72.533 Minimum= 34.727

*** ** Statistics about Mean *** **

Normalized Average Deviation = 0.13489 (Coefficient of Dispersion)
Average Squared Deviation = 72.55851 (Variance)
Square Root of Squared Deviation = 8.51813 (Standard Deviation)
Normalized Standard Deviation = 0.18219 (Covariance)
2 Standard Deviation Range (Low) = 29.71841 (High) = 63.79092

*** ** Statistics about Median *** **

Normalized Average Deviation = 0.13624 (Coefficient of Dispersion)
Average Squared Deviation = 74.96681 (Variance)
Square Root of Squared Deviation = 8.65834 (Standard Deviation)
Normalized Standard Deviation = 0.19142 (Covariance)
2 Standard Deviation Range (Low) = 27.91513 (High) = 62.54848

pnnum	saledate	addresscombined	SalePrice	style	floorarea	yearbuilt	neighdesc	liberpage
Rural Homes								
009-430-003-00	2/8/2017	6095 JAMES DR	27,000	BOCA/STATE	1,680	1984	SUB 430 LAKE ESTATES	2017-00422
009-396-008-00	4/12/2017	221 S BALDWIN ST	28,000	1.25S	1,058	1948	JENNINGS	2017-0143
009-430-005-00	5/24/2017	6111 W JAMES DR	41,000	HUD	1,352	1995	SUB 430 LAKE ESTATES	2017-01886
009-430-004-00	5/24/2017	6111 W JAMES DR	41,000	HUD	1,352	1995	SUB 430 LAKE ESTATES	2017-01886
009-270-020-00	6/16/2017	220 S OAK DR	48,000	1S	876	1965	CROOKED LAKE AREA	2017-01974
009-016-029-00	1/27/2017	2730 S BLODGETT RD	55,000	1S	968	1996	RESIDENTIAL ACREAGE & LOTS	2017-00344
009-430-058-00	5/5/2017	1696 S KATHLEEN DR	64,000	1S	896	1960	SUB 430 LAKE ESTATES	2017-01545
009-660-005-00	3/3/2017	2150 S BLODGETT RD	70,500	HUD	1,248	1998	RESIDENTIAL ACREAGE & LOTS	2016-00656
009-034-006-60	6/28/2017	5272 S DICKERSON RD	75,000	1S	1,248	1993	RESIDENTIAL ACREAGE & LOTS	PTA
009-340-049-00	6/28/2017	10625 W ROSTED RD	79,646	BOCA/STATE	1,344	1999	RESIDENTIAL ACREAGE & LOTS	PTA
009-033-006-79	5/23/2017	9419 W WATERGATE RD	82,000	BOCA/STATE	1,456	2003	COM & RES M55/66 TYPES	2017-01710
009-660-027-00	4/3/2017	2110 AMY DR	83,000	BOCA/STATE	1,300	2000	RURAL SUBS	2017-00957
009-510-018-00	5/12/2017	8405 W WHISPERING PINE CIR	89,500	1S	1,144	1998	NORTH COUNTY SUB	2017-01625
009-015-013-00	3/15/2017	8992 W JENNINGS RD	101,000	1S	1,107	1979	RESIDENTIAL ACREAGE & LOTS	2017-00786
009-035-026-00	5/17/2017	7650 W CADILLAC RD	102,500	1S	912	1973	RESIDENTIAL ACREAGE & LOTS	2017-01665
009-035-026-00	5/17/2017	7650 W CADILLAC RD	102,500	1S	912	1973	RESIDENTIAL ACREAGE & LOTS	2017-01566
009-620-075-00	3/30/2017	1805 S OAK AVE	125,000	1S	850	1970	LAKE MISSAUKEE SUBS SOUTH SHORE	2017-00925
009-620-076-00	3/30/2017	W FOREST DR	125,000	multiplePIN	850	1970	LAKE MISSAUKEE SUBS SOUTH SHORE	2017-00925
009-009-019-00	5/25/2017	9710 W JENNINGS RD	135,000	1S	1,464	1985	RESIDENTIAL ACREAGE & LOTS	2017-01747
009-012-005-95	3/30/2017	6420 W JENNINGS RD	138,000	1S	1,400	1978	RESIDENTIAL ACREAGE & LOTS	2017-00928
009-034-002-00	1/11/2017	8257 W BLUE RD	193,000	1.5S	1,383	1991	RESIDENTIAL ACREAGE & LOTS	2017-00119
009-024-014-60	2/24/2017	3845 S GREEN RD	198,000	1.5S	2,184	2001	RESIDENTIAL ACREAGE & LOTS	2017-00574
009-160-106-00	5/26/2017	6401 W LAKEVIEW DR	255,000	1.5S	1,781	2003	LAKE MISSAUKEE SOUTH SHORE AREAS	2017-01762
Lake Adjacent								
009-520-016-00	6/9/2017	6829 W NORTHSHORE DR	167,000	1S	1,232	1963	LAKE MISSAUKEE NORTH SHORE AREAS	2017-01882
009-160-035-00	4/22/2017	6376 W LAKEVIEW DR	200,000	1S	1,010	1940	LAKE MISSAUKEE SOUTH SHORE AREAS	2017-01444
009-300-039-00	2/1/2017	1725 S DUCK POINT RD	240,000	1.75S	2,828	1985	SAPPHIRE LAKE	2017-00437
009-460-036-00	5/25/2017	6706 W LAKEVIEW DR	241,000	multiplePIN	1,953	1962	LAKE MISSAUKEE SOUTH SHORE AREAS	2017-01744
009-460-015-00	5/25/2017	6706 W LAKEVIEW DR	241,000	2S	1,953	1962	LAKE MISSAUKEE SOUTH SHORE AREAS	2017-01744
009-260-003-00	2/27/2017	111 DANA TRL	285,000	1S	1,730	1984	LAKE MISSAUKEE NORTH SHORE AREAS	2017-00589
009-520-005-00	6/22/2017	6563 W NORTHSHORE DR	345,000	1S	1,918	1974	LAKE MISSAUKEE NORTH SHORE AREAS	PTA
Vacant Lots & Acres								
009-576-022-00	6/30/2017	S RIVER WOODS RD	2,000	vacant			RURAL SUBS	PTA
009-590-056-00	3/1/2017	W THIRD ST	2,000	vacant			SAPPHIRE LAKE	2017-00602
009-017-012-66	3/21/2017	2874 S LA CHANCE RD	2,500	vacant			RESIDENTIAL ACREAGE & LOTS	2017-01562
009-010-017-59	5/24/2017	S BIRCH HAVEN BEACH DR	4,000	vacant			LAKE MISSAUKEE SOUTH SHORE AREAS	2017-01726
009-002-003-37	3/11/2017	W WHITE BIRCH AVE	6,000	vacant			RESIDENTIAL ACREAGE & LOTS	2017-00707
009-010-018-91	6/10/2017	S BIRCHAVEN BEACH RD	7,000	vacant			LAKE MISSAUKEE SOUTH SHORE AREAS	2017-01913
009-022-016-15	4/12/2017	W LOTAN RD	8,000	vacant			RESIDENTIAL ACREAGE & LOTS	2017-01054
009-160-114-00	3/31/2017	W BUENA VISTA BLVD	12,500	vacant			LAKE MISSAUKEE SOUTH SHORE AREAS	PTA
009-160-113-00	3/27/2017	W BUENA VISTA BLVD	12,500	vacant			LAKE MISSAUKEE SOUTH SHORE AREAS	2017-00930
009-029-002-90	4/20/2017	S LA CHANCE RD	15,000	vacant			RESIDENTIAL ACREAGE & LOTS	2017-01519
009-003-001-92	6/9/2017	S OAK DR	18,000	vacant			CROOKED LAKE AREA	2017-01875
009-003-001-00	5/12/2017	S OAK DR	18,000	vacant			RESIDENTIAL ACREAGE & LOTS	2017-01615
009-003-001-94	5/12/2017	S OAK DR	18,000	vacant			CROOKED LAKE AREA	2017-01615
009-003-001-93	5/12/2017	S OAK DR	18,000	vacant			CROOKED LAKE AREA	2017-01615
009-620-071-00	3/30/2017	1805 S OAK AVE	24,000	vacant			LAKE MISSAUKEE SUBS SOUTH SHORE	2017-00926
009-520-030-00	3/6/2017	W NORTHSHORE DR	25,000	vacant			LAKE MISSAUKEE NORTH SHORE AREAS	2017-00650
009-017-002-50	4/4/2017	W ROOSTED RD	56,000	vacant			RESIDENTIAL ACREAGE & LOTS	2017-01371
009-640-032-00	2/10/2017	S OAK DR	60,000	vacant			CROOKED LAKE AREA	2017-00622
009-002-001-95	5/15/2017	S CAROLYN AVE	100,000	vacant			LAKE MISSAUKEE NORTH SHORE AREAS	2017-01631